



2 Bedrooms

James Winn is delighted to offer for sale this well-presented two-bedroom detached bungalow, situated within a quiet cul-de-sac in the highly sought-after village of Morton on Swale.

The property offers spacious and well-proportioned accommodation including a generous living room with bay window and a Log Burner, an open plan kitchen diner with a range of fitted wall and base units and patio doors leading to the rear garden, two double bedrooms, a modern bathroom and separate WC.

Externally, the property benefits from attractive gardens to the front and south-facing rear, a long driveway providing ample off-street parking, and a detached single garage with power and lighting.

Harewood Close
Morton On Swale, Northallerton,
DL7

Asking Price:

£300,000

EPC Rating: D



SITUATION:

Harewood Close is pleasantly situated within a quiet residential cul-de-sac in the sought-after area of Morton On Swale, just on the outskirts of the market town of Northallerton. The property enjoys a peaceful setting while remaining conveniently placed for everyday amenities and transport links.

Northallerton town centre lies within easy reach and offers a wide range of facilities including independent shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schooling. The town also benefits from a mainline railway station providing direct services to major centres including York and London.

For commuters, the property is well positioned for access to the A19 and A1(M), giving straightforward connections to Teesside, York and further afield.

DIRECTIONS:

From Northallerton town centre, proceed south along the High Street and continue straight ahead at the mini roundabout onto South Parade. Follow the road out of the town, passing through the traffic lights and continuing towards the Romanby area.

Head west out of Northallerton along the A684 toward Morton-on-Swale.

Continue the A684 for about 3-4 miles

Once in Morton-on-Swale, turn off the A684 onto Harewood Close DL7 9QT



For additional information and full photo gallery please visit www.jameswinn.co.uk



THE ACCOMMODATION COMPRISES

Entrance:

1.32 x 1.51

Double Glazed Entrance Door, Carpet.

Living Room:

3.71 x 5.40

Double-Glazed Window, Log Burner, Radiator, Carpet.

Kitchen/Diner:

2.98 x 6.79

Double Glazed Window, Spacious open -plan kitchen/diner, Modern fitted kitchen with a range of wall and base units, Integrated oven with gas hob and stainless steel extractor hood, Recessed ceiling spotlights to kitchen area, space for freestanding fridge/freezer and washing machine, French doors leading to rear garden, radiator, combination of vinyl flooring to kitchen and carpet to dining area.



Bedroom 1:

3.69 x 3.05

Double-Glazed window, radiator, carpet

Bedroom 2:

3.10 x 2.98

Double-Glazed window, radiator, carpet



Bathroom:

2.64 x 2.65

Double-Glazed window, Modern Family bathroom suite, panelled bath with mixer tap, separate glazed shower, contemporary wash hand basin set within vanity storage unit, low level w/c., Recessed ceiling spotlighting, tile effect flooring, radiator.

WC.:

1.31 x 1.67

Double-Glazed window, Low level WC, pedestal wash hand basin with mixer taps, part tiled splashback, radiator, wood effect flooring.

External

Front:

Well, maintained front lawn, paved pathway, off-street parking, access to side and rear of the property.

Rear:

Enclosed rear garden offering a good degree of privacy, laid to lawn, paved patio seating area, timber fencing, Access to side of the property.



Viewing is Strictly By Appointment Only.

MORTGAGE & FINANCIAL ADVICE:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

CLAUSES:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

MATERIAL INFORMATION:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking. (Garage)

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

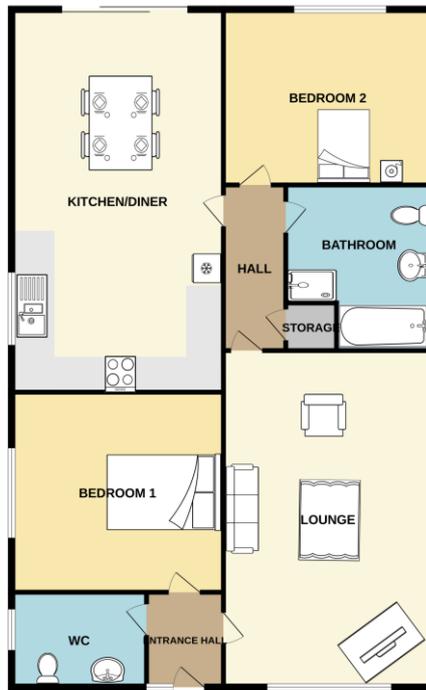
MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract